

LAKE COUNTY
CAPITAL FACILITIES ADVISORY COMMITTEE
MEETING MINUTES – October 16, 2014

Members Present: Bill Benham, Agricultural Industry Representative
Carolyn Maimone, Home Builders Association of Lake County
Peter Tarby, League of Cities
Jim Richardson, Citizen At Large
Lori Farfaglia, Banking or Finance Industry Representative
Rosanne Brandeburg, School Board
Jim Miller, Chamber of Commerce Representative
Commissioner Sean Parks, District 2 (non-voting)

Members Absent: Natalie Werner, Citizen at Large
Jeff Banker, Citizen at Large
Ralph Smith, Citizen at Large

Staff Present: Amye King, Lake County Growth Management
Melanie Marsh, Lake County Attorney's Office
Wendy Taylor, Lake County Administration

Guests: Peggy Cox
Bill Mathias, Lake County School Board
Vance Jochim
Carol McLeod, Lake County Schools

Chairman Bill Benham called the meeting to order at 9:53 a.m.

MOTION was made by Jim Richardson to accept the minutes. It was seconded by Carolyn Maimone. The motion carried unanimously.

Old Business:

The chairman went over the location on the County's website to locate prior meeting documents. www.lakecountyfl.gov/board.agenda/capital_facilities_advisory_committee.aspx

New Business:

Discussion ensued regarding the current school impact fee study. Ms. Brandeburg advised that the funds for the study could not be paid for out of capital and that the School Board had not budgeted for it.

Mr. Mathias advised that he had contacted Fishkind and Associates and that Nassau County had contracted with them for their update and that Lake County could tag onto that bid.

Discussion incurred as to which firm had done which study and why there was a difference in the numbers utilized.

Ms. Maimone stated that it didn't matter who did the study, but the more important issue is that the information given for the study was accurate.

Ms. Marsh reiterated the opinion of Ms. Bondi in regards to different impact fees per district. The ordinance has to satisfy the dual rational nexus test and drafted in such a way that it does not implicate the constitution.

Ms. Cox inquired as to who determines concurrency districts.

Ms. King replied that the districts were drawn up by staff and approved by the School Concurrency Working group and each contained at least one elementary school.

The question of levying a MSTU came up and was addressed by Ms. Marsh. She stated that the County cannot levy a MSTU for school impacts fees.

Discussion occurred as to doc stamps and that approaching the legislative delegation had fallen on deaf ears.

Mr. Jim Miller made a motion proposing 50% of the fee as a temporary measure until the study was updated by Fishkind and Associates. He amended it to include looking at other resources to fully fund schools. Both failed for a lack of second.

Mr. Richardson inquired whether this was going to be the recommendation from the whole committee as he knew two members submitted their own recommendations last time.

Ms. Brandenburg stated she could not support the motion as the School Board had done without for too many years. She added she would support 75% of the \$10,292 fee, with the study updated. That motion failed for lack of a second.

Ms. Maimone made a motion to keep the fee at the 25%, get the study completed as soon as possible and that the School Board and County Commission work collectively to get the schools fully funded using other sources of revenue. It was seconded by Jim Richardson.

Commissioner Parks inquired as to what the other methods included. He stated it would probably be another year before legislation was changed regarding doc stamps. He reiterated the program he discussed at the last meeting regarding exempting subdivisions of less than 10 units and paying those fees out of the General Fund as it would support local builders.

A vote was taken and failed on a three/four vote. Mr. Richardson, Mr. Miller and Ms. Maimone voted in favor with Ms. Brandenburg, Mr. Benham, Mr. Tarby and Ms. Farfaglia voting against.

Mr. Miller made a motion to propose 50% of the current fee, update the study and include the program discussed by Commissioner Parks. It was seconded by Ms. Brandenburg. The motion passed with a five/two vote. Ms. Maimone and Mr. Richardson voting against it.

Discussion incurred as to the date the committee would make its presentation to the Board of County Commissioners. It was currently slated for December 2nd but several members expressed the urgency in getting it moved up to the October 28th meeting. Ms. Marsh stated she would confirm with the County Manager as to his preference and inform the chairman.

Public Comment

Mr. Vance Jochim commented about the location of the meeting as well as the recording device used for taping minutes.

The meeting adjourned at 11:22 a.m.

Respectfully submitted

Wendy Taylor
Executive Office Manager

Bill Benham
CFAC Chairman